



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 22, 2005

PUBLIC NOTICE OF A

DRAFT NEGATIVE DECLARATION

JO: 421811

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by April 10, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Donna Clark, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to DSDEAS@sandiego.gov

General Project Information:

- Project No. 14063, SCH No. N/A
- Community Plan Area: La Jolla
- Council District: 1

Subject: **HENELY RESIDENCE.** COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT to construct 280 lineal feet, maximum 10' 8" high site retaining walls, new concrete patio slabs and on-grade steps, a new in-ground spa, and rear yard site drainage system for an existing single family residence. The proposed project is located at 7014 Via Estrada, between Caminito Manresa and Via Don Benito, within the Coastal Zone and the La Jolla Community Planning Area. Legal Description: Lot 171, Muirlands West Unit No. 5, Map 6300. Applicant: Donald Henely.

Applicant: Donald Henely

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study.

Availability in Alternative Format: To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Donna Clark at (619) 446-5387. For information regarding public meetings/hearings on this project, contact Robert Korch at (619) 446-5229. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/publicnoticeqa.html>), and distributed on March 22, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Page 1

Negative Declaration

Project Number 14063

SUBJECT: **HENELY RESIDENCE**. COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT to construct 280 lineal feet, maximum 10' 8" high site retaining walls, new concrete patio slabs and on-grade steps, a new in-ground spa, and rear yard site drainage system for an existing single family residence. The proposed project is located at 7014 Via Estrada, between Caminito Manresa and Via Don Benito, within the Coastal Zone and the La Jolla Community Planning Area. Legal Description: Lot 171, Muirlands West Unit No. 5, Map 6300. Applicant: Donald Henely.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM: None required
- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

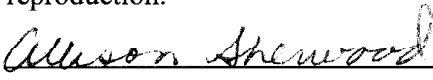
State of California:
California Coastal Commission (47)
City of San Diego:
Councilmember Peters, District 1
Development Services Department
Library, La Jolla/Riford Branch

La Jolla Shores Association (272)
La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
La Jolla Light (280)
La Jollans for Responsible Planning (282)
Patricia K. Miller (283)
Isabelle Kay (284)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.



Allison Sherwood, Senior Planner
Development Services Department

March 21, 2005

Date of Draft Report

Date of Final Report

Analyst: Clark

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project Number 14063

SUBJECT: **HENELY RESIDENCE**, COASTAL DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT to construct 280 lineal feet, maximum 10' 8" high site retaining walls, new concrete patio slabs and on-grade steps, a new in-ground spa, and rear yard site drainage system for an existing single family residence. The proposed project is located at 7014 Via Estrada, between Caminito Manresa and Via Don Benito, within the Coastal Zone and the La Jolla Community Planning Area. Legal Description: Lot 171, Muirlands West Unit No. 5, Map 6300. Applicant: Donald Henely.

I. PURPOSE AND MAIN FEATURES:

The proposal is a Coastal Development Permit/Site Development Permit, Process 3 Hearing Officer, for the rear yard development of an existing single family residence. The development would include the construction of 280 lineal feet of retaining walls and planters with a maximum height of 10' 8". Also proposed would be the construction of concrete patio slabs with on-grade steps and an in-ground spa. A new site drainage system is proposed that would include new drains connecting to a new four-inch diameter drainage pipe that would connect to a new four-inch diameter manifold drainage pipe within a 70-foot long by four-inch wide at-grade cobble stone filled site drainage distributor/energy dissipater. Proposed grading would consist of 370 cubic yards of fill for a fill depth of 5' 3".

II. ENVIRONMENTAL SETTING:

The proposed development is located at 7014 Via Estrada, between Caminito Manresa and Via Don Benito, within the Coastal Zone and the La Jolla Community Planning Area. The site is rectangular in shape and is characterized by a relatively level building pad with an elevation of approximately 585 feet Mean Sea Level (MSL) on the eastern portion of the lot and a combination fill over natural slope that ranges up to approximately 50 feet high on the western portion of the lot. The project vicinity consists primarily of single family residences. (See Figures 1 & 2)

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

Geology/Soils

The project site lies within Geologic Hazard Zones 21, 22, and 26 as shown on the City of San Diego's Seismic Safety Study Geologic Hazards Maps. Zone 21 is characterized by landslide; confirmed, known, or highly suspected. Zone 22 is characterized by landslide; possible or conjectured. And Zone 26 is characterized as slide-prone formation; Ardath, unfavorable geologic structure. Four geotechnical reports were prepared by Christian Wheeler Engineering titled: "Report of Geologic Reconnaissance, Henely Residence, 7014 Via Estrada, La Jolla, California", dated January 23, 2004; "Response to Geotechnical Review of Documents, Henely Residence, 7014 Via Estrada, La Jolla, California", dated January 23, 2004; "Supplemental Response to Geotechnical Review of Documents, Henely Residence, 7014 Via Estrada, La Jolla, California", dated August 20, 2004; and "Supplemental Response to Geotechnical Review of Documents, Henely Residence, 7014 Via Estrada, La Jolla, California", dated February 7, 2005. In addition, a geotechnical report was prepared by Landtech titled "Geotechnical Investigation, 7014 Via Estrada, La Jolla, CA 92037", dated June 9, 2003. The reports are available for review in the offices of Land Development Review. According to the reports, the project site is predominately a fill lot with the amount of fill ranging up to in excess of approximately 25 feet. No geologic hazards of sufficient magnitude to preclude continued residential use of the site are known to exist and the site is suitable for the existing and proposed improvements. Research indicates that the northern portion of the site appears to be underlain by landslide-involved materials prior to mass grading operations conducted at the time the existing residence was constructed. An examination of the existing improvements at the project site did not reveal the presence of any features indicative of active landsliding and it is the consultant's opinion that the existing conditions at the site would not be altered significantly by the construction of the proposed project. Proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would not be significant. Therefore, no mitigation is required.

Biological Resources

A biological survey was conducted on December 3, 2004, to evaluate the current condition of the project site to determine whether any portion of the site would contain biologically sensitive habitat. A letter report titled "Biological Resource Evaluation for 7014 Via Estrada in La Jolla", dated December 3, 2004, was prepared by Mooney & Associates. The letter report is available for review in the offices of Land Development Review. According to the letter report, the entire site is developed and no native habitat or other sensitive biological resources remain. The eastern portion of the site supports a single-family residence and a landscaped front yard while the western portion of the lot slopes down into a canyon that has also been landscaped and is devoid of native vegetation. The adjacent properties that abut the canyon are similarly landscaped and do not support native habitat. The vegetation throughout the canyon is characterized by large non-native trees and shrubs (i.e., landscaping). Given the maturity of the landscaping in the canyon, this vegetation was likely planted when the subdivision was created as the trees and shrubs in this area appear to be several decades old. As there are

no sensitive biological resources either on or adjacent to the project site, no impacts to biological resources would occur. Therefore, no mitigation is required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☒ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

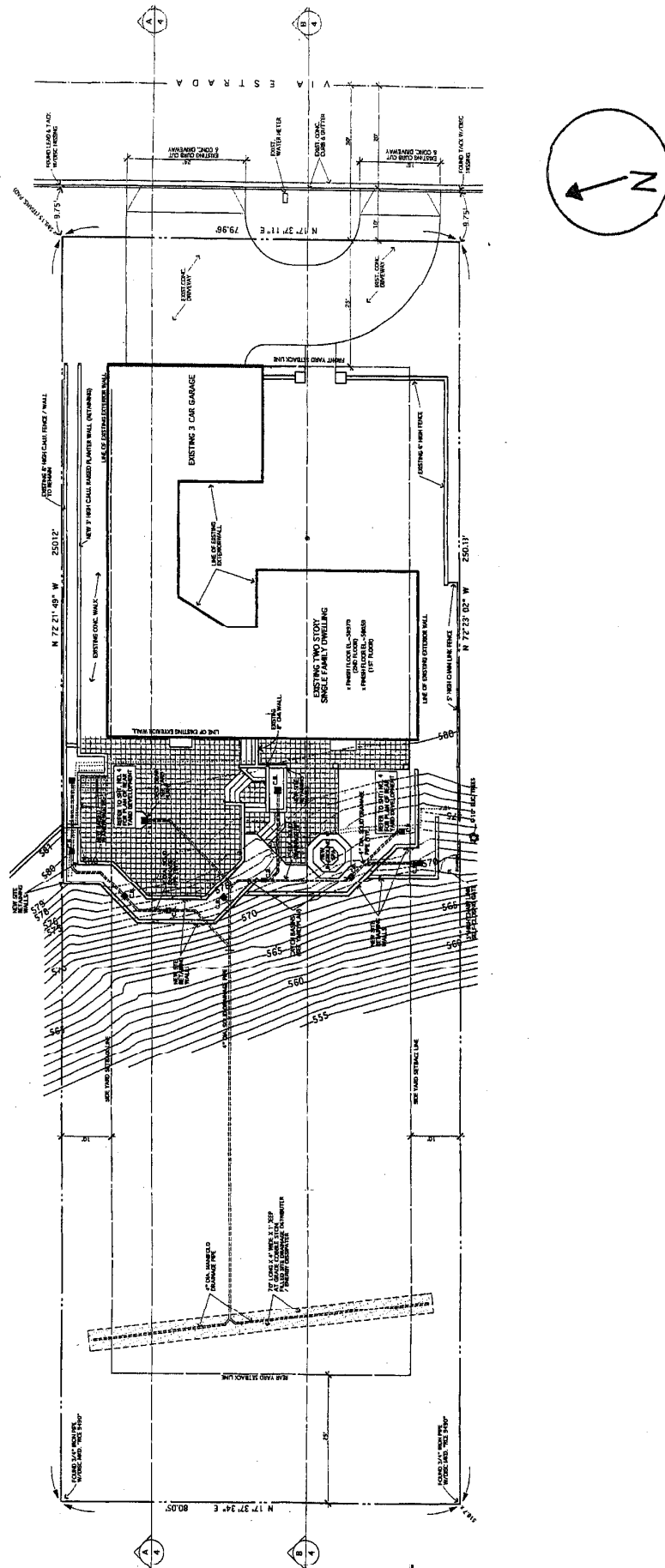
PROJECT ANALYST: Clark

Attachments: Figure 1 - Vicinity Map
Figure 2 - Site Plan
Initial Study Checklist



1

Figure
2



Site Plan
HENELY RESIDENCE
 Environmental Analysis Section - Project No. 14063
 CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Initial Study Checklist

Date: October, 2003

Project No.: 14063

Name of Project: Henely Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|---|----------|----------|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>No such obstruction would occur</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>No such impacts are anticipated</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>Proposed project is anticipated to be compatible with surrounding development</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| D. Substantial alteration to the existing character of the area?
<u>Proposed project is anticipated to be consistent with the character of the area</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| E. The loss of any distinctive or landmark tree(s), or a stand of mature trees?
<u>No such loss would occur</u> | <u>—</u> | <u>—</u> | <u>X</u> |
| F. Substantial change in topography or ground | | | |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
surface relief features? <u>No such impact would occur</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No such loss would occur</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>Proposed project would not result in substantial light or glare</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>Proposed project would not shade other properties</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>No such resources on site</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>No such resources on site</u>	—	—	<u>X</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>No such conflict or obstruction would occur</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>No such violation would occur</u>	—	—	<u>X</u>
C. Expose sensitive receptors to			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
substantial pollutant concentrations? <u>No such exposure would occur</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>Proposed project would not create objectionable odors</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Proposed project would not exceed 100 pounds of particulate matter per day</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>No such alteration would occur</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No such alteration would occur</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>No such reduction would occur; there are no sensitive biological resources on site. See Initial Study Discussion.</u>	—	—	<u>X</u>
B. A substantial change in the diversity of any species of animals or plants? <u>Refer to IV.A.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>No such introduction would occur; landscaping would be in conformance with the City of San Diego's Landscape Manual</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>Refer to IV.A.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>Refer to IV.A.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>Refer to IV.A.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Refer to IV.A.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>Proposed project would not result in the use of excessive amounts of fuel or energy</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>Proposed project would not result in the use of excessive amounts of power</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure,			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
or similar hazards? <u>See Initial Study Discussion</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>No such increase would occur</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See Initial Study Discussion</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>No known historical resources on site</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No such effect would occur</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>No such effect would occur</u>	—	—	<u>X</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such impact would occur</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>No such disturbance would occur</u>	—	—	<u>X</u>

Yes Maybe No

VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS : Would the proposal:

- | | | | |
|--|---|---|----------|
| A. Create any known health hazard (excluding mental health)?
<u>No such health hazard would occur</u> | — | — | <u>X</u> |
| B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials?
<u>No such exposure would occur</u> | — | — | <u>X</u> |
| C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)?
<u>No such risk would occur</u> | — | — | <u>X</u> |
| D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?
<u>No such impairment would occur</u> | — | — | <u>X</u> |
| E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?
<u>Proposed project is not located on a site which is included on a list of hazardous materials sites</u> | — | — | <u>X</u> |
| F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
<u>No such hazard would occur</u> | — | — | <u>X</u> |

IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:

- A. An increase in pollutant discharges, including down stream sedimentation, to receiving

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>No such increase would occur</u></p>	—	—	<u>X</u>
<p>B. An increase in impervious surfaces and associated increased runoff? <u>No such increase would occur</u></p>	—	—	<u>X</u>
<p>C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>No such alteration would occur</u></p>	—	—	<u>X</u>
<p>D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>No such discharge would occur</u></p>	—	—	<u>X</u>
<p>E. A potentially significant adverse impact on ground water quality? <u>No such impact would occur</u></p>	—	—	<u>X</u>
<p>F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>No such impact would occur</u></p>	—	—	<u>X</u>
<p>X. LAND USE – Would the proposal result in:</p>			
<p>A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>No such inconsistency would occur</u></p>	—	—	<u>X</u>
<p>B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>No such conflict would occur</u></p>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>No such conflict would occur</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>Proposed project would not physically divide an established community</u>			
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Proposed project is not located within any aircraft accident potential zone</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>Some minor noise during construction</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>No significant net increase to the existing noise level would occur</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>Consistent with community plan</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>No such impact would occur</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>No such inducement would occur</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>No such displacement would occur</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>No such alteration would occur</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>Area services are presently adequate</u>	—	—	<u>X</u>
B. Police protection? <u>Refer to XIV. A.</u>	—	—	<u>X</u>
C. Schools? <u>Refer to XIV. A.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>Refer to XIV. A.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Refer to XIV. A.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Refer to XIV. A.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>No such increase in use would occur</u>	—	—	<u>X</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>Proposed project does not require recreational facilities to be constructed</u>	—	—	<u>X</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>Would not significantly exceed community plan allocation</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>Adequate parking would be provided on site</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>Adequate parking would be provided on site</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Refer to XVI. A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Refer to XVI. A.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Adequate utilities are presently available</u>	—	—	<u>X</u>
B. Communications systems? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
C. Water? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
D. Sewer? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Refer to XVII. A.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>No such impact would occur</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be in conformance with the City of San Diego's Landscape Manual</u>	—	—	<u>X</u>

Yes Maybe No

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | |
|---|-------------------------------|
| <p>A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p> <p><u>The project would not impact any biological or historical resources.</u></p> | <p>— — <u>X</u></p> |
| <p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.)</p> <p><u>The proposed project would not result in an impact to long-term environmental goals</u></p> | <p>— — <u>X</u></p> |
| <p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)</p> <p><u>The proposed project would not result in cumulative impacts</u></p> | <p>— — <u>X</u></p> |
| <p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either</p> | |

Yes Maybe No

directly or indirectly?

— — X

Proposed project is the construction of retaining walls, an in-ground spa, and concrete patio slabs for an existing single family residence and would not result in any substantial adverse effects to human beings

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

X Community Plan.

___ Local Coastal Plan.

___ Site Specific Report:

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

___ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- ___ Community Plan - Resource Element.
- ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- X City of San Diego Land Development Code Biology Guidelines.
- X Site Specific Report: "Biological Resource Evaluation for 7014 Via Estrada in La Jolla", dated December 3, 2004, prepared by Mooney & Associates.
- V. Energy N/A**
- ___
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: "Report of Geologic Reconnaissance, Henely Residence, 7014 Via Estrada, La Jolla, California", dated January 23, 2004, prepared by Christian Wheeler Engineering; "Response to Geotechnical Review of Documents, Henely Residence, 7014 Via Estrada, La Jolla, California", dated January 23, 2004, prepared by Christian Wheeler Engineering; "Supplemental Response to Geotechnical Review of Documents, Henely Residence, 7014 Via Estrada, La Jolla, California", dated August 20, 2004, prepared by Christian Wheeler Engineering; "Supplemental Response to Geotechnical Review of Documents, Henely Residence, 7014 Via Estrada, La Jolla, California", dated February 7, 2005, prepared by Christian Wheeler Engineering; and "Geotechnical Investigation, 7014 Via Estrada, La Jolla, CA 92037", dated June 9, 2003, prepared by Landtech.
- VII. Historical Resources**
- ___ City of San Diego Historical Resources Guidelines.

X City of San Diego Archaeology Library.

 Historical Resources Board List.

 Community Historical Survey:

 Site Specific Report:

VIII. Human Health / Public Safety / Hazardous Materials

 X San Diego County Hazardous Materials Environmental Assessment Listing, 1996.

 San Diego County Hazardous Materials Management Division
 FAA Determination

 State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized
1995.

 Airport Comprehensive Land Use Plan.

 Site Specific Report:

IX. Hydrology/Water Quality

 Flood Insurance Rate Map (FIRM).

 X Federal Emergency Management Agency (FEMA), National Flood Insurance Program -
Flood Boundary and Floodway Map.

 Clean Water Act Section 303(b) list, dated May 19, 1999,
http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X. Land Use

 X City of San Diego Progress Guide and General Plan.

 X Community Plan.

 Airport Comprehensive Land Use Plan

 X City of San Diego Zoning Maps

___ FAA Determination

XI. Noise

X Community Plan

___ San Diego International Airport - Lindbergh Field CNEL Maps.

___ Brown Field Airport Master Plan CNEL Maps.

___ Montgomery Field CNEL Maps.

___ NAS Miramar CNEL Maps.

___ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

___ City of San Diego Progress Guide and General Plan.

___ Site Specific Report:

XII. Paleontological Resources

___ City of San Diego Paleontological Guidelines.

X Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

X Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

X Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

___ Site Specific Report:

XIII. Population / Housing

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Series 8 Population Forecasts, SANDAG.

☐ Other:

XIV. Public Services

☒ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

XV. Recreational Resources

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Department of Park and Recreation

☐ City of San Diego - San Diego Regional Bicycling Map

☐ Additional Resources:

XVI. Transportation / Circulation

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☒ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

☐ San Diego Region Weekday Traffic Volumes, SANDAG.

☐ Site Specific Report:

XVII. Utilities N/A

☐

XVIII. Water Conservation N/A

____ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.